



# 15 Chestnut Drive

Louth

**M A S O N S**  
— SINCE 1850 —

# 15 Chestnut Drive

Louth  
Lincolnshire LN11 7AX



## The Property

Constructed during the 1970s to a tried and tested design providing spacious family accommodation, this semi-detached house has brick-faced cavity walls beneath a pitched timber roof structure covered in concrete tiles. The windows are white uPVC, double-glazed units and there are complementary uPVC fascias for easy maintenance.

A new Worcester combination central heating boiler was installed approximately 6 years ago and in 2016 planning permission was deemed to be not required for an extension which was subsequently constructed to the rear providing a versatile additional living room with electric under-floor heating, two skylight windows to the vaulted ceiling and French doors out onto the garden. In addition, the original bathroom was refurbished and transformed into a contemporary shower room in 2025.

The house stands on a larger-than-average plot with driveway, concrete sectional detached garage and a deep rear garden, which is enclosed and secure with a substantial garden store and summer house to one side.

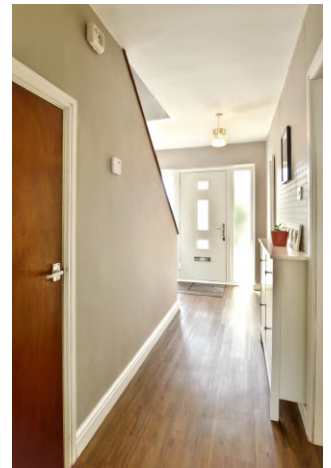
- Spacious semi-detached family house
- Good size enclosed and secure rear garden
- 3 good bedrooms and refurbished shower room
- Stylish contemporary extension
- Entrance hall and modern lounge with plantation shutters
- Dining-kitchen open to rear extension
- Driveway parking
- Detached concrete sectional garage
- Substantial garden store and summer house
- Gas central heating - boiler around 6 years old
- uPVC double glazing

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## Ground Floor

The main entrance is at the front of the property and comprises a recessed **porch** with mini LED downlighters over a composite front door finished in mint green externally and white inside, with three decorative panes and flanked by full-height, double-glazed side panels.

This door opens into a spacious **entrance hall** with a medium oak-effect Karndean floor, double radiator, ceiling light point and tilting, four-section shoe store to one side. The bright, reception area has a window to the side by the staircase with side screen leading to the first floor. There is a smoke alarm, central heating thermostat, telephone point and door to a large understairs store cupboard which has an electric light and also contains the consumer unit, together with coat hooks and a high-level shelf. White six-panel doors lead off from the hall to the lounge and the dining kitchen.





The **lounge** is a lovely, bright and modern reception room with a wide front window fitted with four plantation shutters in white. This room has a double radiator, a coved ceiling and TV aerial lead.

The full-width **dining kitchen** flows into the rear extension through a square, walk-through opening creating a spacious and bright feel.

The kitchen area has a range of modern units finished in white with long stainless steel handles and woodblock-effect work surfaces with ceramic-tiled splash-backs.

The units comprise base cupboards, drawer unit with deep pan drawers, a range of wall cabinets with lighting beneath and a tall, pull-out larder rack unit with drawer shelves. A rear window overlooks the main garden and is positioned over a one-and-a-half bowl, single drainer stainless steel sink unit.





Two recesses have plumbing for a washing machine and dishwasher and there is an under-counter recess for a refrigerator, together with space to stand an upright fridge/freezer in addition. Cooking is by a Creda electric cooker with double oven incorporating grill, ceramic four-plate hob and a stainless steel cooker hood above. The floor is finished in slate-style ceramic tiling and there is a double radiator, two spotlight fittings to the coved ceiling, each with four spotlights. (NB. The old central heating boiler which is now redundant has been de-commissioned and left in situ to the corner, adjoining a small breakfast bar.

The **garden room** to the rear of the house has been created by the extension and is a versatile room which could be a dining room, home office area or playroom and this bright space is illuminated by two Velux skylight windows to the right slope of the vaulted ceiling, together with a side window and French doors on the rear elevation opening onto the patio and garden.

The ceramic-tiled, slate-effect floor has under-floor electric heating with wall controller and there is a dimmer switch for three pendant light points. This room has a separate electricity consumer unit.



## First Floor

The stairs lead up from the hall to an **L-shaped landing** with a side screen to the stairwell, natural light from a side window and a hinged trap access with drop-down ladder to the roof void, which has a useful boarded area for storage and an electric light. The landing has a smoke alarm, ceiling light point and pine, six-panel doors leading off to the bedrooms and shower room. A further door gives access to the **boiler/airing cupboard** which contains the Worcester condensing gas-fired combination central heating boiler, with ample space for linen storage.

**Bedroom 1** is positioned at the rear of the house and a double room with a modern, free-standing wardrobe having wide, sliding glazed doors, built-in base drawers and clothes hanging rails with shelving over. There is a radiator, ceiling light point and rear window presenting excellent views across the garden to the tree-lined backdrop beyond.





**Bedroom 2** is at the front of the house and a further double bedroom of good size with radiator, ceiling light point and a large front window allowing natural light to flood into the room.

The **third bedroom** is another bright single room positioned at the front of the house and larger-than-average for these houses with radiator, front window, high-level shelf and a recess ideal for a small wardrobe. There is also a high-level power point and aerial socket for a wall-mounted TV.



The front bedrooms enjoy an open outlook.





The **contemporary shower room** is particularly spacious and has been refitted with a wide, ceramic-tiled and glazed shower cubicle, having a chrome thermostatic shower mixer unit, handset and drench head, together with a hinged glass panel to the entrance. There is a tiled alcove to one side.

The white suite comprises a low-level, dual-flush WC and a pedestal wash hand basin with chrome pillar lever tap, ceramic-tiled splash-back and tall wall mirror above. There is a chrome, ladder-style radiator/towel rail, a rear window and hardwood-effect vinyl floor covering. Lighting is by ceiling downlighters.



## Outside

At the front of the property there is a driveway that leads past the side of the house where the external gas and electricity meters are located together with an external power supply. The drive provides parking space and gives access to the concrete sectional detached garage, positioned at the rear. The **garage** provides excellent storage space and has power points, lighting, an up-and-over door at the front and a side pedestrian door into the rear garden.

The front garden is laid out for ease of maintenance, with 2 established cherry trees and a gravelled area ideal for flower pots and tubs all set behind a brick and ornamental block boundary wall at the front. A pathway leads to the porch and along the front of the house.



The main garden is positioned at the rear and is an excellent size and securely enclosed, ideal for a young family, with an attractive backdrop of trees beyond. There are tall screen ledged and braced doors from the driveway into the rear garden for versatile access.

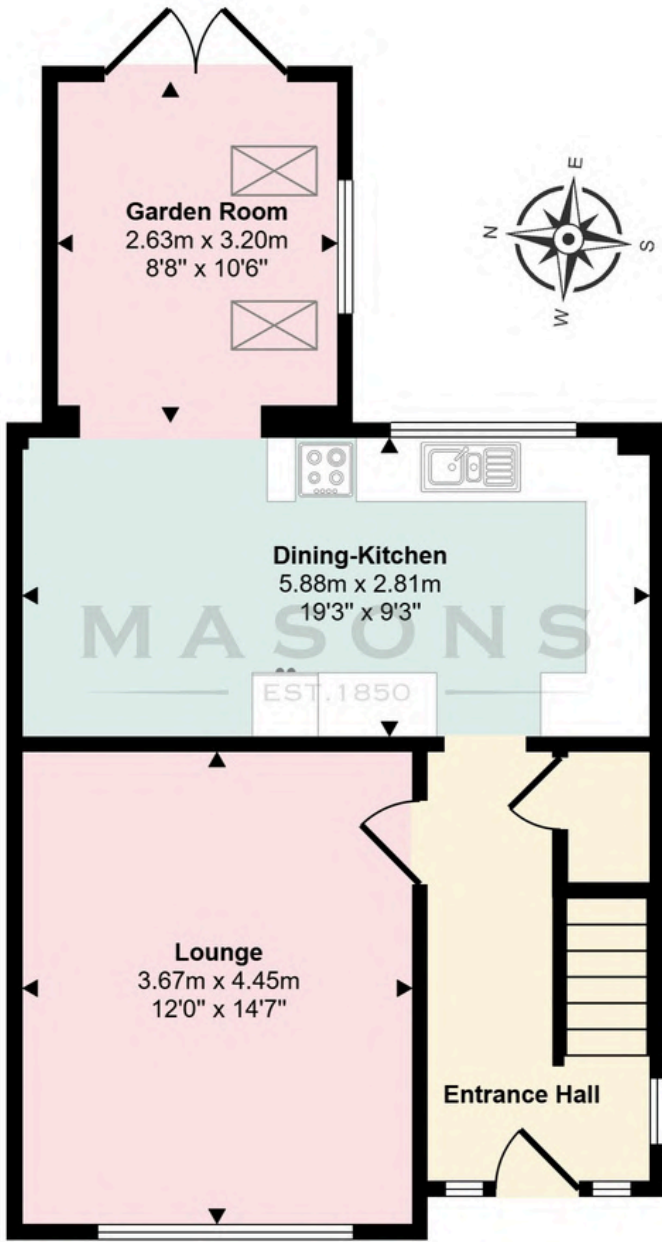
The main area is laid to lawn with borders, a raised and shaped flagstone patio, a further sheltered patio close to the kitchen window and an ideal play area towards the end of the garden with an exotic palm in a raised bed.

At the side of the lawn there is a substantial timber-built outbuilding, divided internally to create a **general garden or bike store** with electric light and power points and a **summer house** with glazed double doors, ceiling downlighters and power point.

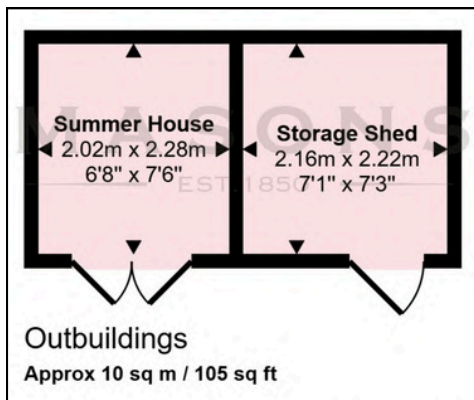
There are up/downlighters by the French doors, high level spotlight, corner light and an outside tap.







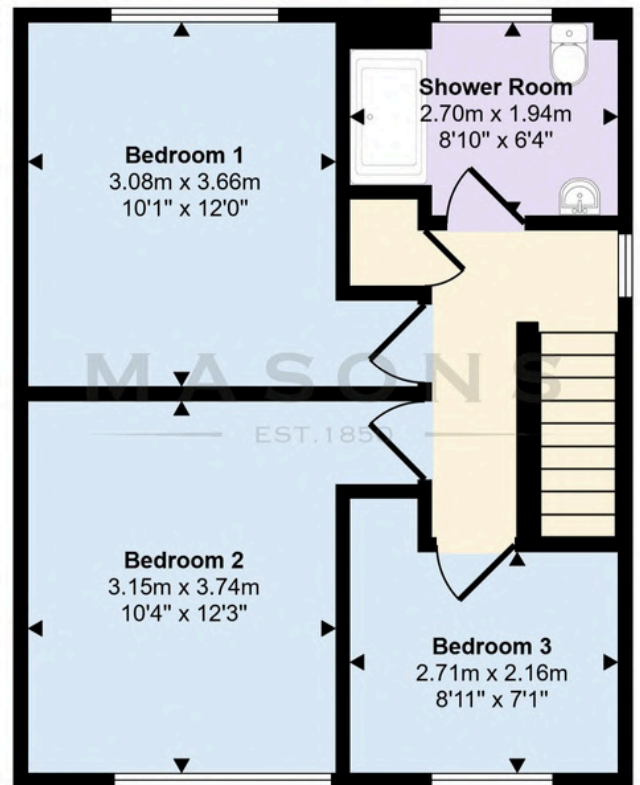
**Ground Floor**  
Approx 52 sq m / 556 sq ft



**Outbuildings**  
Approx 10 sq m / 105 sq ft



**Garage**  
Approx 14 sq m / 147 sq ft



**First Floor**  
Approx 45 sq m / 484 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

# Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



# The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band B

### Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Location

What3words: ///scanty.protected.artist

### Directions

From the town centre, travel east along Eastgate and continue for some distance, passing Trinity Church on the right. At the crossroads, carry straight on along Eastfield Road and after some distance, take the second right turning into Chestnut Drive. The property will be found on the left-hand side after a short distance.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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